HORSHAM DISTRICT COUNCIL CONSULTATION

TO:	Development Control
FROM:	Environmental Health and Licensing
REFERENCE:	DISC/23/0270
LOCATION:	Grainingfold, Horsham Road, Five Oaks, West Sussex, RH14 9AT
DESCRIPTION:	Application for Approval of Details Reserved by Conditions 1a (b and c if necessary), and 2 to approved application DC/23/1873 (Prior Notification for Change of Use of Agricultural Building to 2No dwellinghouses (C3 Use class)).
SUMMARY OF COMMENTS & RECOMMENDATION: Comments relating to below information: Your Environment Desktop Study dated May 2022 Acoustic Associates Sussex Ltd Road Traffic Noise Assessment for Discharge of Condition dated 08.06.22	

MAIN COMMENTS:

Condition 1

We have reviewed the Your Environment Desktop Study, dated May 2022, and we have the following comments to make:

1. We are satisfied with the preliminary assessment of the risks from contamination to future site users.
2. We note the comment in the recommendations *'Based on the information obtained in this report, we would recommend that a Site Investigation (SI) is undertaken to determine the actual pollution linkages and to quantify the risk to the receptors as outlined with the Preliminary Conceptual Site Model'.* Given the moderate risks identified in the preliminary risk assessment Environmental Health are in agreement with this recommendation and request that the applicant proceed to intrusive investigation.

Given the above we are unable to recommend the discharge of condition 1 at this time.

Condition 2

We have reviewed the Acoustic Associates Sussex Ltd Road Traffic Noise Assessment for Discharge of Condition, dated 08.06.22, and we have the following comments to make.

1. As with previous applications on this site the development is impacted by high levels of road traffic noise levels. With this in mind we note that in order to achieve acceptable internal noise levels windows in certain rooms will not be able to be able to opened. We note that passive ventilation is proposed in these rooms, our concern however is that passive ventilation will not provide sufficient ventilation and prevent overheating. In the event of overheating due to insufficient ventilation windows will be opened which will compromise internal noise levels.
2. We also note the comments in section 6.6:

   '*A noise model was created to assess sound pressure levels predicted within the outdoor amenity space. A privacy fence at 2 meters high was included at the northern boundary of the application site. BS8233:2014 and WHO (Guidelines for Community Noise) provide external amenity space criteria an upper limit of 55dB(A) within a section of the external amenity area. The noise model shown below in figure 8 shows that that the predicted LAeq.16hour sound level in the rear garden of the new dwelling would be below the limit of 55dB(A)'.*

   The points chosen on the model would appear to have been selectively chosen as they are within the narrow areas of the garden where the noise levels are predicted to be below 55dB. Based on the currently proposed mitigation the majority of the garden areas are however predicted to experience noise levels of above 55dB and so above the level stipulated in BS8233:2014.

Given the above unfortunately we are not in a position where we can recommend the discharge of condition 2 at this time.

NAME:	Kevin Beer
DEPARTMENT:	Environmental Health and Licensing
DATE:	25/01/24